Karen Johnson Davidson County
Batch# 639296 DEEDQC
05/19/2021 09:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210519-0067655

Commitment Number: 28288959
Seller's Loan Number: 104185669

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Dorinda A. Coleman, 5098 Cobblestone Creek Dr., Whites Creek, TN 37189-9298

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
041-01-0A-110.00-C

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Dorinda A. Coleman, an unmarried woman, who took title as a married woman, whose mailing address is **5098 Cobblestone Creek Dr., Whites Creek, TN 37189-9298**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Dorinda A. Coleman**, an unmarried woman, hereinafter grantee, whose tax mailing address is **5098 Cobblestone Creek Dr., Whites Creek, TN 37189-9298**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 5098 Cobblestone Creek Dr., Whites Creek, TN 37189-9298

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20100623-0048995 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 041-01-0A-110.00-C

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on March 8th, 2021:

Dorinda A. Coleman

Dorinda A. Coleman

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 8th, 2021 by **Dorinda A. Coleman** who is personally known to me or has produced TN Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

LINDSAY FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 8th day of March, 2021.

Dorinda A. Coleman
Affiant

Dorinda A. Coleman
Print Name



(Seal)

Notary Public

My commission expires:
09/02/2024

Lindsay Frederick
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: land in Davidson County, Tennessee, being Lot No. 146 on the plan of Cobblestone Creek phase three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Being the same parcel conveyed to Dorinda A. Coleman from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by virtue of a deed dated 06/21/2010, recorded 06/23/2010, in deed book , page , as instrument no. 20100623-0048995 county of Davidson, state of Tennessee. Assessor's Parcel No: 041-01-0A-110.00-C

True Copy Cerification

I, Logan Walker, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Logan Walker
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Logan Walker, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries